



South Godstone, Surrey



With the most incredible views across open countryside in all directions, set down a private lane with secluded south facing gardens, its very own private and natural pond area and separate detached garage, is this recently renovated, beautifully presented 3 bedroom detached cottage, brimming with a blissful mix of character and modern touches! All of this with wonderful walks on your doorstep and close to South Godstone train station.



Built in 1861, Hound House stands in a semi-rural position close to greenbelt land in an 'Area of Local Landscape Significance'. The current owners have sympathetically renovated the property over the last few years with meticulous detail, with the kitchen and bathrooms all having been updated, adding a modern twist sitting in wonderful character.

There are lovely touches all over the property. The beautiful fire place in the main lounge area is just stunning and parts of it are believed to be from Pudding Lane, dating back many years. The log burner in the dining room has been updated to make it much more efficient too. Upstairs is no exception, with beautiful exposed beams added to the essence of the home.

Outside things just get better and better! Completely private and secluded garden awaits you, with a decking area immediately outside the back doors, perfect for table and chairs and alfresco entertaining. This continues with a bar area which has been set up at the rear of the garden with hard standing, bar stools and covered area too. The natural pond really is a stand out centrepiece and has two ducks houses in the middle with gardens continuing on the other side, with a lovely flowing Willow sitting just next to it. The sun spends all day in the garden and there are some great spots to relax and take advantage of the lovely weather!

With a detached garage and plenty of off street parking at the front, and nested at the very end of the lane, it offers a tranquil setting, yet walking distance to the station and amenities in South Godstone. And with the villages of Lingfield and Godstone only a short car journey away, along with some great family pubs nearby too, Robert Leech would be delighted to show you around this outstanding home.



At a glance

- Detached
- South Facing Garden
- Circa a Quarter of an Acre
- Meticulously Renovated
- Private Lane
- 2 Bathrooms
- Natural Pond
- Detached Garage
- Off Street Parking for Numerous Cars
- Stunning Character Features

Location

Situated on the outskirts of the semi-rural village of South Godstone, the property overlooks open fields with miles of open countryside, bridle paths and footpaths locally. South Godstone offers some facilities including a petrol station with shop, a restaurant and a station with trains to Redhill (change for London Stations) and Tonbridge. More comprehensive facilities can be found in Lingfield Village, only 3 miles away. (with direct trains to London) The towns of Oxted, Caterham and East Grinstead, all approximately 6 miles distant. offer a wider range of facilities including further trains to London and a range of shops and schools.

Intrigued?

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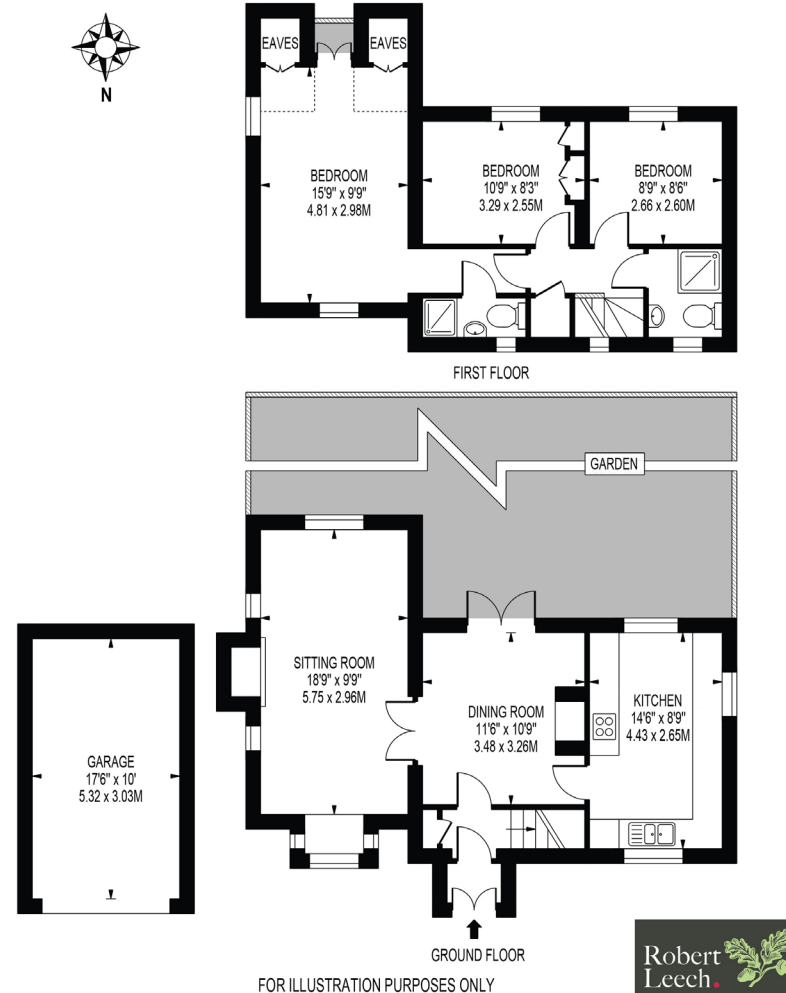
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HOUND HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 991 SQ FT - 92.07 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 39 SQ FT - 3.58 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 174 SQ FT - 16.12 SQ M



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Robert Leech

REIGATE OXTED LINGFIELD